



Local Planning Policy 3 – Extractive Industries

AMRSC Planning Policy

November 2014

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies

1.0 Introduction

The purpose of this policy is to ensure that extractive industries are suitably located where they will not cause disruption to amenity, the environment or the proper functioning of the transport network. The policy is created in accordance with the provisions of Clause 2.2 of Local Planning Scheme No. 1.

2.0 Objectives

Development should result in the following objectives being met:

- Extractive industries do not adversely affect the environment or amenity of the locality during or after extraction.
- Extractive industries are located in the most appropriate areas of the Shire
- Extractive industries are sited and operated to meet the varied needs of the community.
- Extraction occurs where the available haulage routes and road hierarchy are satisfactory or can be upgraded to support an extractive industry without affecting the sustainability of the transport resource.

3.0 Scope

This Local Planning Policy is applicable to all proposals for extractive industry upon suitably zoned land, with the exception of:

- Extraction of material coming under the definition of Mining which is exempt from the requirement to obtain planning approval by virtue of Section 120 of the Mining Act 1978. In providing advice on any mining proposal and its consistency with the provisions of LPS1, regard will be given to the expectations of amenity and environmental effects set out by this LPP;
- Extraction of materials ancillary to normal rural activity, where for use on the same site, and where no processing of the material is required; and
- Extraction of material coming under the definition of Public Works. Notwithstanding that there is no requirement to obtain development approval for a public work, it should be undertaken in accordance with the requirements of this Policy.

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4.0 Interpretation

For the purpose of this Policy terms used have the following meaning:

Industry – Mining means land used commercially to extract minerals from the land.

Major Tourist Routes means Bussell Highway, Caves Road, Brockman Highway and the main east-west connector roads between Caves Road and Bussell Highway.

Sensitive Landuses means those uses that are sensitive to noise, disruption of visual amenity or any other nuisance resulting from the extractive industry. Sensitive land uses include residential development, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing.

5.0 Policy Measures

Performance Criteria	Acceptable Development
Element: Amenity	
PC1.1.1 Development does not prejudice the productive use of agricultural land on site or in the surrounding locality.	AD1.1.1 Development is located away from sensitive landuses unless appropriate measures can be taken to ameliorate adverse impacts.
PC1.1.2 Development does not unduly disrupt surrounding residents by way of vehicular traffic, noise, blasting and dust vibration.	AD1.1.2 Hours of operation are limited to 7am to 7pm Monday to Friday and 7am to 1pm on Saturday. No operation on recognised public holiday days.
PC1.1.3 Consultation has occurred with the local community and relevant government departments.	AD 1.1.4 Extraction of material occurs from only one site per property at any one time.
PC1.1.4 The site is able to be rehabilitated in a way that is compatible with the long term planing for the site and surrounding area.	AD1.1.5 Sites are filled with clean material only
Element: Environment	
PC1.2.1 Development is located so as to minimise impact upon native flora and fauna; groundwater quality, quantity and use; surface drainage and surface water quality including discharge of sediment and sites of cultural and/or historic significance on or near the land	AD1.2.1 Development does not prejudicially effect native flora and fauna; groundwater quality, quantity and use; surface drainage and surface water quality including discharge of sediment and sites of cultural and/or historic significance on or near the land.
	AD1.2.2 Dieback is managed in accordance with Best Practice Guidelines – Management of <i>Phytophthora</i> Dieback in Extractive Industries (2005 – Dieback Working Group).
	AD1.2.3 Sites can be suitably rehabilitated in accordance with an agreed management plan.
Element: Buffers	

<p>PC1.3 Development is sited in accordance with the principles of State Planning Policy 4.1 State Industrial Buffer Policy and Guidance Note 3 – Separation Distances Between Industrial and Sensitive Land Uses (EPA – 2005).</p>	<p>AD1.3.1 Quarry of hard rock (including blasting), crushing and screening - requires a buffer distance of 1000m.</p> <p>Quarry (not hard rock). Processing rock ore etc by blasting, grinding and milling works – material processed by grinding, milling or separated by sieving, aeration etc - requires a buffer distance of 1000m.</p> <p>Quarry (no blasting) - material processed by grinding, milling or separated by sieving, aeration etc - requires a buffer distance of 500m.</p> <p>Sand and limestone extraction no grinding or milling works. Requires a buffer distance of 500m.</p>
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<p>Element: Visual Impact</p>	
<p>PC1.4 Development is unobtrusive and does not prejudicially affect the natural landscape.</p>	<p>AD1.4.1 Development is to be visually inevent in the landscape when viewed from major tourist routes.</p> <p>AD1.4.2 Outside of major tourist routes, development is to comply with the visual management guidelines of the Council’s Local Planning Strategy and State Planning Policy 6.1 – Leeuwin Naturaliste Ridge (if applicable).</p>

<p>Element: Transport</p>	
<p>PC1.5 Development satisfactorily addresses the following issues:</p> <ul style="list-style-type: none"> • Proximity to and interaction with school bus routes; • Conditions and nature of roads to be used; • Impact on higher traffic volume on higher risk roads; • Size of trucks and number of truck movements; • Access points to the operation site; • Existence of any other extractive industry or heavy haulage in the vicinity and cumulative effects on the transport network; and • Comments of Main Roads WA. 	<p>AD1.5.1 Development is located in proximity to heavy haulage routes.</p> <p>AD1.5.2 Development which does not utilise school bus routes for haulage purposes.</p> <p>AD1.5.3 Development where a road maintenance agreement has been entered into with the Shire prior to operation, or where financial contributions have been made to ensure the upgrading of roads where necessary to improve the standard of access.</p>

Responsible Department:	Sustainable Development
Adopted for Advertising:	24 November 2010
Adopted by Council:	9 February 2011
Reviewed by Council and Advertised:	August 2014
Adopted by Council:	26 November 2014